

**SUMMARY OF RECOMMENDATIONS FOR THE
MASON FARM/WHITEHEAD CIRCLE NEIGHBORHOOD CONSERVATION DISTRICT**

The following chart incorporates the current zoning standards for R-LD1, the Clarion Associates recommendations dated 3/16/07 and 4/26/07, the Planning Board recommendation of 5/1/2007 and a Town staff recommendation.

Land Use Regulation	Current Zoning R-LD1	Revised Clarion Associates Recommendation	Planning Board Recommendation	Staff Preliminary Recommendation
1. Minimum Lot Size	1 acre	1 acre	1 acre	1 acre
2. Maximum Floor Area Ratio for Single-Family Dwelling (or Single-Family Dwelling with Accessory Apartment)	n/a	.15	.15	.15
3. Minimum Street Setbacks for Single-Family Dwelling (or Single-Family Dwelling with Accessory Apartment)	30 feet	50 feet	50 feet	50 feet
4. Minimum Interior Setbacks for Single-Family Dwelling (or Single-Family dwelling with Accessory Apt)	16 feet, 19 feet northern interior	25 feet, both interior and northern interior	25 feet, both interior and northern interior	25 feet, both interior and northern interior
5. Greater setbacks for units 6,500 square feet and larger	n/a	Street and interior setbacks are doubled: <ul style="list-style-type: none"> • Street setback: 100 feet • Interior/northern interior setback: 50 feet 	Street and interior setbacks are doubled: <ul style="list-style-type: none"> • Street setback: 100 feet • Interior/northern interior setback: 50 feet 	Street and interior setbacks are doubled: <ul style="list-style-type: none"> • Street setback: 100 feet • Interior/northern interior setback: 50 feet

Land Use Regulation	Current Zoning R-LD1	Revised Clarion Associates Recommendation	Planning Board Recommendation	Staff Preliminary Recommendation
6. Maximum total square footage of bedrooms in dwelling unit	n/a	<p>Clarion 3/16/2007: A dwelling unit where the total amount of space used as bedrooms is greater than the total amount of space used as common areas shall be classified as a Rooming House unless the dwelling is occupied by persons related by blood, adoption, marriage, or domestic partnership, with not more than two unrelated persons.</p> <p>Clarion 4/26/07: Require architect certification.</p> <p>Definition for common space: any portion of a dwelling that is not a bedroom or bathroom.</p>	<p>Zoning Compliance Permit application would require a floor plan sealed by a licensed architect that certifies the total amount of space used as bedrooms is not equal to or in excess of the total square footage of common areas in the dwelling. A second sealed drawing would verify that the floor plans submitted for the Zoning Compliance Permit application match the construction prior to Town issuance of a Certificate of Occupancy. Definition for common space: any portion of a dwelling that is not a bedroom or bathroom. A Zoning Compliance Permit would be required in the case of interior renovations of homes in the neighborhood (not just site alterations and land disturbance).</p>	<p>Zoning Compliance Permit application would require a floor plan sealed by a licensed architect that certifies the total amount of space used as bedrooms is not equal to or in excess of the total square footage of common areas in the dwelling. A second sealed drawing would verify that the floor plans submitted for the Zoning Compliance Permit application match the construction prior to Town issuance of a Certificate of Occupancy. Definition for common space: any portion of a dwelling that is not a bedroom or bathroom. A Zoning Compliance Permit would be required in the case of interior renovations of homes in the neighborhood (not just site alterations and land disturbance).</p>
7. Maximum Secondary Building Height	35 feet	30 feet	30 feet	30 feet
8. Maximum Percent of Front Yard Used for Parking	40%	25%	25%	25%

Land Use Regulation	Current Zoning R-LD1	Revised Clarion Associates Recommendation	Planning Board Recommendation	Staff Preliminary Recommendation
9. Maximum Number of Uncovered Parking Spaces on a Lot less than .5 Acres	n/a	Maximum of three (3) uncovered parking spaces on a lot less than .5 acres Clarion 4/26/07: Eliminate proposed requirement.	No change to current regulations	No change to current regulations
10. Single-Family Zoning Compliance Permit Notification	No notification required	Adjacent property owners must be notified through the Town if an increase in floor area or garages are proposed, with a 10-day waiting period to follow notification. Clarion 4/26/07: Align with Pine Knolls and Northside notification requirement.	Property owners within 100 feet must be notified through the Town if an increase in floor area is proposed or if garages are proposed.	Property owners within 100 feet must be notified through the Town if an increase in floor area is proposed or if garages are proposed.
11. General Design Guidelines	n/a	Create a voluntary design guidelines document that would address appropriate design elements found in the neighborhood	Create a voluntary design guidelines document that would address appropriate design elements found in the neighborhood	Create a voluntary design guidelines document that would address appropriate design elements found in the neighborhood
12. Application of Overlay District	n/a	The provisions of the Neighborhood Conservation District are to apply to the residential use of property and accordingly shall not apply to property whose principle use is a place of worship, a child day care facility, an elementary or secondary school, or a public cultural facility.	The provisions of the Neighborhood Conservation District are to apply to the residential use of property and accordingly shall not apply to property whose principle use is a place of worship, a child day care facility, an elementary or secondary school, or a public cultural facility.	The provisions of the Neighborhood Conservation District are to apply to the residential use of property and accordingly shall not apply to property whose principle use is a place of worship, a child day care facility, an elementary or secondary school, or a public cultural facility.
13. Boundary	n/a	See Clarion Associates map	Boundary as proposed by Clarion Associates.	Boundary as proposed by Clarion Associates.